

Sept. 13, 2004

Addendum to Ellis County Subdivision Rules and Regulations –

1. If a proposed subdivision borders on a TX DOT road the developer must bring a letter to The Department of Development from TX DOT stating tie-in plans and drainage plans that affect the state road. – Page 54, last paragraph
2. **Note:** All existing and/or new utilities are 100% responsibility of the developer to properly install and/or re-locate (existing utilities) in order to comply with county set-backs and/or right-of-way. - Page 34, I., paragraph 7
3. A culvert permit shall be required for every individual lot. Culverts size shall be determined by the engineer that designed the drainage for proposed subdivision. If a drainage study was not done on an individual property the D.O.D. and/or County Engineer will determine the culvert size. A final inspection made by the Department of Development and/or county engineer will follow installation to insure proper type, proper size and proper installation. Page 33, E., paragraph one
4. **Note:** A new subdivision, which ties into an existing county road, must not cause drainage problems to the existing county road. – Page 9, (T.) end of paragraph
5. All fire hydrants must connect to a minimum water main of 6" which provide adequate flow and pressure according to NFPA and ISO. They must face county road and be accessible to local fire-fighting vehicles. - Page 19, paragraph one
6. Clerical error -page 23, H., last paragraph- should state ten (10) copies of the signed final plat shall be submitted to D.O.D....
7. Clerical error – page 28 – paragraph A. – should read – residential purposes into two to four lots, or for creating one lot when the remaining tract exceeds ten (10) acres.
8. Clerical error – page 61– second paragraph- reads “Certification of County Health Department.” Should read -- “Certification of Ellis County Department of Development.”
9. The Department of Development requires a pre-submittal meeting for the application of a preliminary; replat; or simplified/minor plat. This will help The Department of Development process your application in a timely manner and to correct or make changes before submission. Page 3, G, 1
10. A pre-construction meeting must be scheduled between developer, contractor, and Department of Development prior to any construction of infrastructure. Page 27, 2nd paragraph.

11. Page 28, Paragraph B, #4 – All subdivision regulations and requirements such as fire hydrants, driveway spacing, etc. apply to Simplified Plats as well as any other subdivision of land.
12. Page 43 – 2nd paragraph – Last sentence – Brick, rock, or other mailboxes that are not breakaway may be allowed inside subdivisions on interior curbed streets. The mailbox must be offset 12"-15" from curb and must be permitted with the Department of Development. The use of cluster boxes approved by the U.S. Postal Service is encouraged.
13. Page 42, 2nd paragraph – Delete paragraph. (Changed and Moved to page 36, T)
14. Page 26 – last paragraph – ...shall be presented to the Department of Development with the submission of final plat.
15. Page 63 - replace #7. Financial security (bonds and/or letters of credit) required with final plat submittal.
16. Page 42- last paragraph- Surveyor must research future local thoroughfare plans and address Right of Way issues relating to "proposed" roads. A statement acknowledging thoroughfare location in retrospect to proposed development must be on the preliminary and final plat along with accommodations for plan.
17. Page 36 –T. EROSION CONTROL – During any and all construction of infrastructure, developer must follow proper procedures and guidelines which have been set by E.P.A. and Ellis County Department of Development.
18. Clerical error – page 20 – third paragraph – I HEREBY CERTIFY THAT THIS PROPOSED...
19. The applicant shall submit (10) blue/black line prints of a final plat Page 21, second paragraph.
20. Fire Hydrant locators- Fire hydrant locators shall consist of four inch by four inch (4"X4") blue reflector traffic buttons, which shall be installed at each fire hydrant at center line on all streets – page 19, end of first paragraph.
21. A digital copy (in .DXF format) of proposed plat must be submitted to the Department of Development at the time of filing the final plat. If one is not provided, the developer must pay a \$75.00 fee.
22. Page 9, last sentence in T. – typo- ...prior to construction.

23. Page 41 - Second paragraph – Gated subdivisions -

1. Private Streets – The term “private streets” shall be inclusive of alleys, if such are to be provided within the subdivision. All private streets must be designated as “private” on Final Plat prior to acceptance by the County.
2. Construction and Maintenance – The County shall not pay or be responsible for any portion of the cost of construction or maintaining a private street, or for any utilities or related facilities that are adjacent to private streets.
3. Infrastructure – All required water, sewer and drainage facilities and signs placed along private streets shall be installed in accordance with County standards.
4. Plans and Inspections – Subdivisions with private streets must include the same engineering consideration and plans required for public streets and utilities.
5. Restricted Access – The entrances to all private streets must be marked with a sign stating that it is a private street and that the street and related improvements are not maintained by the County.

24. Page 41, - Fourth paragraph – 2nd sentence - Replace sentence. Lots on County or State roads must have minimum of 150’ of frontage from the front of the lot to the back of the lot. Lots facing other public street thoroughfare must comply with corresponding entity requirements.

25. Page 42, 1st paragraph - ...and a minimum of one hundred fifty feet (150’) of County or State road frontage from front of lot to back of lot. Lots facing other public street thoroughfare must comply with corresponding entity requirements.

26. Page 41, A, 3rd paragraph – Delete last sentence.

27. Page 46 – 8th paragraph. Delete last sentence on page.